

MONROE COUNTY PLANNING COMMISSION

AGENDA ITEM SUMMARY

Meeting Date: May 25, 2005

Department: Planning

AGENDA ITEM WORDING:

Request by Kraus Commercial Property Group, d.b.a. Kraus Supermarket Liquors and Deli , for approval of an Alcoholic Beverage Special Use Permit in order to obtain a 3APS (Beer, Wine, Liquor Package Only) alcohol beverage license.

ITEM BACKGROUND:

Permit C16201/19520 and C9911/C8206 permitted the construction of the office retail building totaling 18,180 square feet. This plaza was constructed prior to the adoption of the current Land Development Regulations.

ISSUES OF IMPORTANCE:

None

PREVIOUS RELEVANT COMMISSION ACTION:

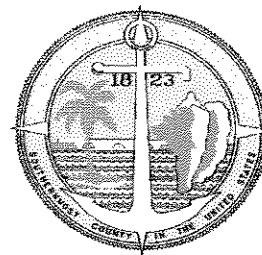
None

STAFF RECOMMENDATION:

Approval with conditions.

DOCUMENTATION: Included X To Follow

Memorandum



TO: Monroe County Planning Commission
FROM: Suzanne K. Lex, Senior Planning Technician *SKL*
DATE: May 15, 2005
RE: Kraus Supermarket Liquors and Deli, Alcohol Beverage Special Use Permit

MEETING DATE: May 25, 2005

I. REQUEST

Type of License:

The applicant is requesting a 3APS (Beer, Wine, Liquor Package Only).

Location:

The retail store is located at 105910 Overseas Highway and is legally described as Lots 17 through 23, Block 1 and Adjacent Right of Way, Largo Hi-Lands Subdivision, Key Largo, Monroe County, Florida, at approximate Mile Marker 106 and having Real Estate #00532950.000000.

Property Owner:

Kraus Commercial Property Group, LLC,
214 Corsair Road
Duck Key, FL 33050
(305) 289-2274

Applicant:

George a. Kraus, Jr. for Kraus Liquor Properties
LLC, dba Kraus Supermarkets Liquor Lands and
Deli
214 Corsair Road
Duck Key, FL 33050
(305) 289-2274

II. BACKGROUND INFORMATION

Land Use District:

The property is located in the Sub Urban Commercial land use district and has a future land use designation of MC, Mixed Use Commercial.

Size of Site:

The property is 63,485.19 +/- square feet or .14 acres.

Community Character of Neighborhood within 500 feet:

The overall structure is a small “strip” like shopping plaza, bay side. The now vacant dive shop occupies about seventy percent overall of the three businesses in this plaza. A T-shirt shop occupies about twenty percent of the plaza, and the Subway Shop the remaining ten percent. It is fronted to the East by US 1 with a wide grassy FDOT right of way. To the south a vacant lot separates the Kraus’ property from a small commercial building. To the North is the Key Largo Chamber of Commerce building. A shared gravel driveway leads to parking behind the Chamber and access to the rear of the plaza. To the West, behind the plaza, is a residential neighborhood separated by a chain link fence. In the rear of the plaza is a driveway area for deliveries with access to the South and North of the plaza.

III. EVALUATION

The criteria for evaluating the request are listed in Section 19-218(e) of the Monroe County Code. The following comments and recommendations are offered by the Planning Department staff in accordance with these criteria:

1. Effect upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises.

The subject property has operated as a commercial retail dive shop prior to the proposed use of the liquor store and deli. Upon analyzing the proposed use Raj Shanmugam, Traffic Engineer for URS and consultant to Monroe County, has determined that there will be no additional traffic impacts. The granting of the 3APS license is not anticipated to have any additional impact on the surrounding properties.

2. The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned.

The site was built as an office/retail plaza in 1978 with an additional 15,000 square feet permitted in 1984. Numerous commercial uses have operated on site for the past two decades. A retail operation of liquor and deli products is in keeping with the historical use of this property. The physical location of the site, the characteristics of the site and the intended purpose are suitable for the 3APS alcoholic beverage permit.

3. Access, traffic generation road capacities, and parking requirements.

Access to this site is taken directly from the Overseas Highway. There is sufficient parking on site. The handicap parking on site does not comply with the current code standards. Attachment A is a Level I traffic analysis completed by Richard Eichinger, Traffic Engineer, analyzing the previous traffic impact of the dive shop and proposed use of the liquor store/specialty supermarket. As previously stated negligible traffic impacts are anticipated

therefore no additional impact on the level of service is expected. This site is suitable with regards to access, traffic generation road capacities, and parking requirements.

4. Demands upon utilities, community facilities and public services.

The addition of a 3APS Alcoholic Beverage Permit should not place further demands upon utilities, community facilities and public services.

5. Compliance with the County's restrictions or requirements.

The current site is in compliance with the original permitted development. The strip shopping center meets the requirements of the County Code in effect at the time of permitting. As there is no change in use or intensity compliance with current development standards is not required.

6. Previous relevant Planning Commission action.

There has not been any previous relevant action by the Planning Commission

IV. RECOMMENDATION

Based upon the above information, staff of the Monroe County Planning Department recommends **APPROVAL** of the 3APS Alcoholic Beverage Use Permit (Beer, Wine, Liquor Package Only) with the following conditions.

Prior to the Planning Commission signing the resolution the applicant shall:

1. Locate all handicap parking to be adjacent to the building frontage. Parking should be in compliance with the Florida Building Code.



TRANSPORT ANALYSIS PROFESSIONALS, INC.

ATTACHMENT A

8701 S.W. 137th AVENUE • SUITE 210 • MIAMI, FL 33183-4498 • TEL 305/385-0777 • FAX 305/385-9997

FAX & MAIL

November 3, 2004

Mr. George Krause
214 Corsair Road
Duck Key, Florida 33050

**RE: Proposed Redevelopment of a Retail Dive Accessory Store to a Liquor Store
Near US 1 Mile Marker 106 - Traffic Impact Analysis**

Dear Mr. Krause:

Per your request, Transport Analysis Professionals, Inc. (TAP) has performed research to determine the net affect of trip generation between an existing retail use (Diver's Outlet) and a proposed liquor store. The existing diver's accessory store is located near US 1 Mile Marker 106 in Key Largo and has approximately 12,000 sf of retail space, which includes storage for those items not on the retail floor area. Diver's Outlet is affiliated with World Water Sports, which is located near US 1 Mile Marker 100 in Key Largo and has recently relocated it's inventory from the Diver's Outlet store to World Water Sports, which has left the building empty at the Diver's Outlet store site.

The empty retail space is in a strip center near the Key Largo Chamber of Commerce. In addition to the 12,000 sf of the now empty Diver's Outlet store, are a swimwear store and a Subway sandwich shop. A developer is now seeking to start a liquor store in the empty 12,000 sf retail space.

Research of the seventh edition (the latest version) of Institute of Transportation Engineer's *Trip Generation* manual noted that there are no specific trip generation rates for either a dive accessory store or a liquor store. However, ITE does have rates for *Specialty Retail*, which seems to adequately fit the two different land uses. Both uses are recreation oriented.

Using ITE rates for *Specialty Retail*, daily and PM peak hour volume is estimated for the existing and proposed uses as follows:

Weighted daily volume = 487 tpd

PM Peak Period (one-hour)

In = 14

Out = 18

Total = 32 tph

Therefore and in our opinion, there will be no increase in traffic related to the old and proposed uses at the subject site.

Please present this letter/report to the County in your application process. If additional information is needed, please contact me at your convenience.

Sincerely,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

Richard P. Eichinger

Senior Traffic Engineer

RPE/ja/4749

Enclosures

Planning • Design and Engineering • Accident Reconstruction • State of Florida EB 3766

Summary of Trip Generation Calculation
 For 12 T.G.L.A. of Specialty Retail Center
 November 03, 2004

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	44.32	15.52	1.00	532
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	1.19	0.00	1.00	14
4-6 PM Peak Hour Exit	1.52	0.00	1.00	18
4-6 PM Peak Hour Total	2.71	1.83	1.00	33
AM Pk Hr, Generator, Enter	3.28	0.00	1.00	39
AM Pk Hr, Generator, Exit	3.56	0.00	1.00	43
AM Pk Hr, Generator, Total	6.84	3.55	1.00	82
PM Pk Hr, Generator, Enter	2.81	0.00	1.00	34
PM Pk Hr, Generator, Exit	2.21	0.00	1.00	27
PM Pk Hr, Generator, Total	5.02	2.31	1.00	60
Saturday 2-Way Volume	42.04	13.97	1.00	504
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0
Sunday 2-Way Volume	20.43	10.27	1.00	245
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS



gakatduckkey@hotmail.com

Printed: Monday, May 16, 2005 10:58 AM

From : <Stuncard-Jeff@MonroeCounty-FL.Gov>
Sent : Tuesday, May 10, 2005 1:34 PM
To : gakatduckkey@hotmail.com
Subject : FW: Proposed redevelopment of Plaza 106 - Kay Largo

-----Original Message-----

From: Raj_Shanmugam@URSCorp.com [mailto:Raj_Shanmugam@URSCorp.com]
Sent: Tuesday, May 10, 2005 9:48 AM
To: Stuncard-Jeff@MonroeCounty-FL.Gov
Subject: Proposed redevelopment of Plaza 106 - Kay Largo

Jeff,

I've reviewed the traffic letter prepared by Transport Analysis Professionals (TAP) dated 11/3/2004, and agree with their findings. The existed dive shop and the proposed Liquor store and/or the Mexican Grocery store on this site will generate approximately the same number of trips based on the ITE Trip Generation Rates. Therefore, we agree with the findings that there will be no increase in trips as a result of the proposed redevelopment.

Please call me if you have any questions.

Thanks.....

Rajendran Shanmugam, P.E.
URS Corporation Southern
5100 NW 33rd Avenue, Suite 150
Fort Lauderdale, FL 33309
Tel: 954.739.1881
Fax: 954.739.1789

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Monroe County BOCC has checked this message for virus infection
Checked by AVG Anti-Virus.
Version: 7.0.308 / Virus Database: 266.11.8 - Release Date: 5/10/2005